

**MINUTES**  
**WOODSTOCK CITY COUNCIL**  
August 2, 2016  
City Council Chambers

The regular meeting of the Woodstock City Council was called to order at 7:00 PM by Mayor Brian Sager on Tuesday, August 2, 2016 in the Council Chambers at City Hall. Mayor Sager welcomed those present and explained the consent calendar process and invited public participation.

City Clerk Smiley confirmed that the agenda before the Council was a true and correct copy of the published agenda.

A roll call was taken.

**COUNCIL MEMBERS PRESENT:** Daniel Hart, Maureen Larson, Mark Saladin, Joseph Starzynski, RB Thompson, Michael Turner, and Mayor Brian Sager.

**COUNCIL MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager Roscoe Stelford, City Attorney TJ Clifton, Assistant City Manager/Finance Director Paul Christensen, Public Works Director Jeff Van Landuyt, Building and Zoning Director Joe Napolitano, Economic Development Director Garrett Anderson, and City Planner Nancy Baker.

**OTHERS PRESENT:** City Clerk Cindy Smiley

**A. PRESENTATION – Old Farm & Fleet Site Redevelopment**

Mayor Sager stated this presentation concerns the redevelopment of the old Farm & Fleet property, noting the petitioner is looking for input as to how this could work for the community. He stated the Council will have an opportunity to ask questions, but that no decision will be made this evening. He invited the petitioner to approach the podium.

Steve Schwartz of Pearl Street Commercial, LLC, stated he has been doing this for 18 years throughout the Chicagoland area. He stated he appreciates Council's time and that of the Plan Commission, before which he has already appeared.

Mr. Schwartz stated he wishes to present a concept plan for the 7.65-acre parcel located at the intersection of Routes 47 & 14, known as the former Farm & Fleet. He provided a presentation showing a map of the parcel and his proposal for its development. He stated the property has been vacant for more than 15 years and has been used for storage by its owners. Mr. Schwartz's plan would be to acquire the property and work with the owners, Mr. & Mrs. Sonday, to develop a self-storage building in the back portion. Another portion of the property is proposed to be sold for development into a convenience store and fuel station. Mr. Schwartz stated there is interest from a major convenience store/fuel operator that is very positive about the configuration being presented this evening.

Mr. Schwartz stated he made some revisions to his plan based upon comments made by the Plan Commission. He noted he has conceptual approval from IDOT for a right-in access off Route 14 and that there would be full access off Route 47. He then discussed Davis Road, describing how

that would be realigned and graded to provide improved access. He noted this would make the former Harley-Davidson property more desirable making it more likely to be developed as it would bring the attention of retailers. He provided information on how trucks would come off Route 47 to access the property and how they would leave, and also discussed how truck and customer traffic on Route 14 would access the property. Mr. Schwartz stated this project would provide significant roadway improvements, and also described the detention area on the property.

Mr. Schwartz then described the large, self-storage building he is proposing for the development, noting it would be climate-controlled and phased in. He displayed the elevation for the proposed building stating it would be well landscaped per the Route 47 Overlay requirements. He discussed the zoning requirements for the property stating he is looking to rezone the back portion of the property B-3, leaving the front B-5, and his belief that it will meet all requirements for a Special Use Permit.

Mayor Sager stated the City often has had the opportunity to review development proposals in a conceptual manner individually in years past, but this evening this is being done in this format before the investors and the developer. He stated this is a preliminary review with an opportunity to give thoughts and suggestions.

Mayor Sager stated he is very excited about the fact that the City is considering redevelopment of this parcel as it has been talked about for many years. He noted that many others have found this to be a challenging site and that its redevelopment is a huge task, including challenges such as regrading to accommodate traffic flow. In response to a question from Mayor Sager, Mr. Schwartz further explained the stop bars to which he had previously referred, stating they are the stop signs and striping used to control traffic and its flow. He noted the costs of the proposed roadway improvements would be approximately \$450,000 and without them the development could not be possible.

In response to a question from Mayor Sager, Mr. Schwartz stated he would give consideration to adding brick or stone to the façade on the north elevation of the building, stating he wishes the site to be attractive.

In response to questions from RB Thompson, Mr. Schwartz explained the grade differential on Davis Road and how this would be regraded. He stated the property would be appropriately graded and paved for semis using the convenience store/fuel station. He also discussed signage, stating they would want visibility on both Rt. 14 and Rt. 47. Following further discussions of the Davis Road access and traffic stacking, Mayor Sager stated IDOT will dictate to a great extent traffic movement on these roadways.

In response to a question from J. Starzynski, Mr. Schwartz described the number of trucks that would access the property and how they would enter and leave the property. He stated this is not meant for long-term stays or parking.

M. Turner commended Mr. Schwartz for bringing this proposal to the City. He stated, in his opinion, this parcel ranks as #1 in Woodstock, being at one of the gateways to the City. He noted it has been his goal to have this parcel redeveloped but is not sure a convenience store/fuel stop is what he really thinks should go there. He questioned whether in 10 or 40 years, this would be the right thing to put at a major intersection as the town grows. He stated he is not convinced, despite

being of value in the short term, that this is the right thing on this parcel to uphold his vision for Woodstock. M. Turner stated this is not an absolute “no,” but that he needs to see if this is the right thing for this parcel. He also expressed concern about the tanks that would be placed on the property. J. Napolitano provided information concerning the placement of tanks. M. Turner again expressed his reservations about placing this development on this particular parcel at one of the main entrances to the city.

Mayor Sager disagreed noting as the City grows in many directions, this intersection, while important, may not remain the main entrance. He further noted, in his opinion, this is exactly where this type of development should be located because of the traffic flow and that this may help spur development of the lot to the south. He also stated once again that this site is uniquely challenged by virtue of the wetlands and because it is at the intersection of two highways which impacts access. He noted other retailers have looked at the site over the years and have determined the challenges to be too great.

M. Turner stated he can see both sides but expressed his opinion that it would be a good site for a car dealership. He stated that Woodstock does not currently have the demographics to support such a venture, but that it may in the future. M. Turner stated while he has not made a final decision concerning the proposal, he would definitely not support this development if the final elevations and overall site were not attractive.

M. Saladin stated this is an interesting discussion because of the vision for this corner. He noted that in considering the development one must balance the fact that the marketplace comes together at a certain time with certain people, which is sometimes more important than vision, noting this whole area has changed over time and will continue to change. Noting the challenges presented by this parcel has made larger retailers shy away from it, he stated they are not going to be willing to develop it. But, he noted, someone is coming forward who is willing to put the money into this site to develop it. He noted he wishes to hear from the engineers concerning the proposed traffic pattern, stating appearance, traffic, and safety are the areas that he feels should be focused on. He stated he would be supportive of the proposed development.

D. Hart noted he does not see a great many people coming before the Council concerning this parcel, but that he does see an eyesore when he looks at it. He does not wish to turn away someone who wants to invest and improve this area.

J. Starzynski stated he is not against the concept and opined once this is built the old Harley-Davidson site to the south will become more attractive. As a member of the Board of Directors of the Environmental Defenders, Mr. Starzynski did express his concern regarding the fuel storage tanks.

Mr. Schwartz stated he shares the Councilmembers safety and environmental concerns. He noted he has been a developer for many years and formerly worked for BP Amoco and developed Target superstores. He stated technology has greatly evolved and discussed the various improvements. He stated safety and the environment will be addressed from day one.

Mr. Schwartz addressed the Councilmembers aesthetic concerns stating this project will approve and bring attention to this corridor. He noted this will be a \$7-\$8 million-dollar redevelopment.

M. Larson stated there are many layers to this subject with the first being the character and history of Woodstock. She stated the historic buildings of Woodstock have stood the test of time while the buildings of the 70s, 80s, and 90s have not. She stated that this proposal is not what she envisions as the highest and best use of this site, but that it may be wishful thinking that there could be more on the site. She stated her feeling that this is a very visible corner and her wish that it could be beautiful, but noted she balances this with the fact that every idea that has come forth in the past decade has hit a brick wall.

M. Larson stated she appreciates Mr. Schwartz's idea for traffic flow and the thought he has put into finding solutions for this site. She stated this has been a difficult site and an eyesore and expressed her appreciation for his proposal. She stated she does agree with Councilman Turner's comments concerning aesthetics. In response to a question from M. Larson concerning the elevations of the self-storage building, Mr. Schwartz stated there would be various treatments, including brick and glass. He also noted there would be grade changes and that the most visible areas would be treated appropriately. He then discussed the landscaping again stating the most visible areas will have the most design focus devoted to them. Mr. Schwartz stated there would be brick columns and brick on the façade of the convenience store. He noted he is amenable to suggestions to make these buildings more attractive.

D. Hart exited the Chambers at 7:55 PM.

M. Larson expressed concerns regarding the possible height and brightness of the lighting.

In response to a question from M. Larson, Mr. Schwartz stated, while he could not speak directly on the part of the convenience store operator, he would certainly bring the idea of including an electric charging station to the project.

D. Hart returned to the Chambers at 8:02 PM.

Mayor Sager noted that the City Council has a moratorium on liquor license applications for convenience stores. Mr. Schwartz affirmed that he is aware of this limitation.

In response to a question from Mayor Sager, Mr. Schwartz stated he has received the input he was seeking. He expressed his appreciation to the City Council members for their input.

Diane Sondag, 2309 Thompson Road, Bull Valley, Illinois stated she is co-owner of the property in question. She thanked the City Council for considering this project and for providing their input.

Ms. Sondag stated they have had people interested in this property, but that it is not an ideal situation and nothing moved forward. She stated everyone would like to see something wonderful on that site, but that this may not happen as quickly as hoped. She noted that no one has ever put so much work into a proposal for this property as Mr. Schwartz has, and expressed her faith in his ability to complete the project to the satisfaction of all involved.

Ms. Sondag stated this has been a problem to develop because of roadway issues and opined that a big box store or strip mall will not locate there. She stated developers of those types of projects do their own studies and have previously decided the site is not viable for that use. She opined if this

site is developed with this project, perhaps the former Harley-Davidson site would also benefit. Ms. Sondag stated this is a good proposal that will generate sales tax for Woodstock and noted the site will certainly look better than it does now. She stated her appreciation and acknowledged that the Council must look at the big picture, but opined that there are so many positive things about this proposal that the City should not wait.

Mayor Sager expressed his appreciation to Mr. and Mrs. Sondag for allowing Christmas Clearing House to use their facility and for their good citizenship.

Mayor Sager thanked Mr. Schwartz for his proposal and for considering investing in Woodstock.

Mr. Schwartz thanked City staff stating they have been wonderful to work with.

## **B. FLOOR DISCUSSION**

### **Public Comment**

Tom LaFontaine, 19711 Kishwaukee Valley Road, Marengo, IL, thanked the City Council for the service they provide to the City. He acknowledged they have a difficult job and thanked each member for serving.

### **Council Comments**

Mayor Sager recognized and congratulated Finance Director Paul Christensen on his appointment as Assistant City Manager. He stated he is grateful for his professionalism and experience.

Mr. Christensen stated he looks forward to serving the City and its residents.

J. Starzynski stated he has been working with Brandon Pacyna on the upcoming "Let's Square Dance" musical event scheduled for August 13<sup>th</sup>. He noted City staff has been very helpful. He invited all to this free event, which will bring live music to the beautiful Woodstock Square on a Saturday night. He noted the event will benefit the Friends of the Old Courthouse.

Mayor Sager thanked Councilman Starzynski for his leadership and his investment in this event.

M. Saladin thanked City staff for assistance in the recent MCYSA tournament, noting they were a great help in providing assistance as the event was forced to make adjustments due to weather.

RB Thompson noted the improvements on Mr. Bezic's Benton Street buildings are progressing. He stated thus far the improvements are both significant to the building and very attractive for the area.

## **CONSENT AGENDA**

Motion by M. Saladin, second by RB Thompson, to approve the items on the Consent Agenda.

There were no items removed from the Consent Agenda.

Mayor Sager asked if any members of the Council or members of the Public had any questions on any of the items remaining on the Consent Agenda.

Item F-2 – Sale of Property – 215 W. Judd Street

M. Larson thanked Mr. LaFontaine for his investment in taking on this project.

In response to a question from J. Starzynski, Mr. LaFontaine stated that while he hopes it can be completed sooner, it may take as long as six months to complete the exterior of the building.

Mayor Sager asked that Mr. LaFontaine reach out to the family of the adjacent homeowner concerning a schedule for the project, noting he could get contact information from N. Baker. Mr. LaFontaine confirmed that he would do this.

Item F-4 – Ordinance – Monopoles and Personal Wireless Service Antennas

In response to questions from M. Saladin, City Attorney Clifton stated the trend is to get these applications on the right-of-way, but there are some regulations in place to deal with this issue on private property. J. Napolitano stated there are restrictions on accessory structures.

There were no further questions or comments from the Council or the Public on the items remaining on the Consent Agenda.

Mayor Sager affirmed the Consent Agenda to include the following items:

**C. MINUTES OF PREVIOUS MEETINGS:**

July 19, 2016 Regular Meeting Minutes

**D. WARRANTS:            3722            3723**

**E. MINUTES AND REPORTS:**

Environmental Commission Meeting - July 7, 2016

Woodstock Police Department Monthly Report – June 2016

**F. MANAGER'S REPORT NO. 72**

**1. Waiver of Competitive Bids and Award of Bid – Lift Station Influent Grinder – Approval of the following:**

- a) Waiver of the requirement for competitive bids;
- b) Award of bid for the purchase of a rebuilt grinder for installation in the City's Olson Park Lift Station to JWC Environmental, Buford, GA, utilizing their "exchange program," for an amount not-to-exceed \$27,472.

**2. Sale of Surplus Property – 315 W. Judd Street - Approval of the following:**

- a) Award of bid for the purchase of the declared surplus property located at 315 W. Judd Street and identified by PIN 13-05-353-004 to Lafontaine Enterprises for the amount of \$3,000;
- b) Authorization for the City Administration to execute the associated documents to complete the sale.

**3. Ordinance – Space Usage and Donation Agreement with Donna Jill Witty for the Old Courthouse building – Adoption of Ordinance 16-O-45, identified as**

Document No. 1, *An Ordinance Authorizing a Space Usage and Donation Agreement Between the City of Woodstock and Donna Jill Witty for the Old Courthouse Art Center at the Old Courthouse Building.*

- 4. Ordinance - Monopoles and Personal Wireless Service Antennas** – Approval of Ordinance 16-O-46, identified as Document No. 2, *An Ordinance Amending Title 6, Chapter 1, Article D of the Woodstock City Code Entitled Construction of Utility Facilities in the Rights of Way Regarding Monopoles and Personal Wireless Serviced Antennas.*

A roll call vote was taken to approve Consent Agenda Items C through F-4. Ayes: D. Hart, M. Larson, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: none. Abstentions: none. Absentees: None. Motion carried.

## **DISCUSSION ITEMS**

### **5. Transmittal of Pavement Management Taskforce Report**

Mayor Sager stated there were a number of individuals who participated in this project, acknowledging Diane Lukas and Councilman Starzynski who were present.

He stated this report takes a comprehensive approach, but does not answer all of the questions. He noted it does identify some of the primary areas to look at and makes recommendations.

Mayor Sager noted the purpose of this agenda item is not to discuss this agenda item tonight, but rather to transmit it to the Council for review and discussion at a future meeting. He urged the Council members to consult staff with any comments or questions.

## **FUTURE AGENDA ITEMS**

Following a brief discussion of the timing for consideration of the purchase of reusable bags, it was the consensus of the Council that this item be placed on the August 16, 2016 City Council Agenda.

## **ADJOURN**

Motion by M. Larson, second by RB Thompson, to adjourn this regular meeting of the Woodstock City Council to the next regularly-scheduled City Council Meeting on Tuesday, August 16, 2016, at 7:00 PM in the Council Chambers at City Hall. Ayes: D. Hart, M. Larson, M. Saladin, J. Starzynski, RB Thompson, M. Turner, and Mayor Sager. Nays: none. Abstentions: none. Absentees: none. Meeting adjourned at 8:33PM.

Respectfully submitted,

Cindy Smiley  
City Clerk